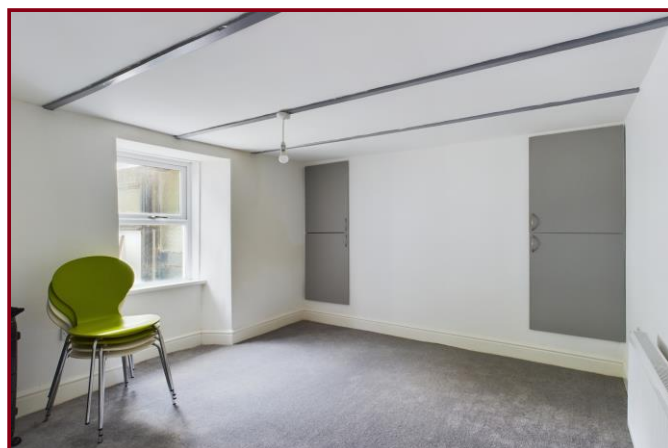




**MAP estate agents**  
Putting your home on the map

**Falmouth Road,  
Redruth**

**£240,000  
Freehold**





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Redruth**

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## **Property Introduction**

Ideal as a first home, this recently modernised and updated stone fronted terraced cottage is being offered for sale chain free.

Benefiting from three bedrooms and a bathroom on the first floor, the ground floor features a separate lounge and dining room, there is a newly fitted galley style kitchen which gives access to a utility porch and a downstairs WC. The cottage is double glazed and there is a modern gas fired central heating system.

To the outside a paved drive to the front gives off-road parking whilst the rear garden is enclosed, mainly lawned with a useful outbuilding.

Viewing our interactive virtual tour is strongly recommended to fully appreciate the accommodation offer prior to arranging a closer inspection.

## **Location**

Situated on the Falmouth side of town and within a level walking distance of the town centre and schooling, Redruth offers a mix of local and national retail shopping outlets, there is a mainline Railway Station with direct links to London Paddington and the north of England and the A30 trunk road will be found within a mile.

Redruth is also home to 'Kresen Kernow' which houses the world's largest collection of archive and library material relating to Cornish history. Falmouth on the south coast which is Cornwall's university town is within nine miles, Truro the county town of Cornwall is within eleven miles and Portreath on the north coast which is noted for its sandy beach and active harbour is within six miles.

### **ACCOMMODATION COMPRISES**

uPVC double glazed door opening to:-

### **HALLWAY**

Stairs to first floor. Coved ceiling and radiator. Doors opening off to:-

### **LOUNGE 12' 0" x 11' 10" (3.65m x 3.60m) maximum measurements**

uPVC double glazed window to front. Coved ceiling and radiator.

### **KITCHEN 11' 0" x 4' 6" (3.35m x 1.37m)**

Restyled with a range of eye level and base units having adjoining square edge working surfaces and incorporating a stainless steel one and a half bowl sink unit with mixer tap. Built-in stainless steel oven with inset ceramic hob and cooker hood over. Integrated fridge. Tiled splashbacks, gloss finish ceramic tiled floor and inset spotlighting. Single glazed door and window to utility porch.

### **DINING ROOM 10' 4" x 10' 0" (3.15m x 3.05m)**

uPVC double glazed window to the rear. Featuring two double door alcove cupboards and with a radiator.

### **UTILITY PORCH 4' 6" x 3' 0" (1.37m x 0.91m)**

uPVC double glazed door to rear. Space and plumbing for an automatic washing machine and door to:-

### **CLOAKROOM**

Close coupled WC and vanity wash hand basin and with ceramic tiled walls and floor.

### **FIRST FLOOR LANDING**

A central landing with vertical panelled doors opening off to:-

### **BEDROOM ONE 12' 0" x 9' 10" (3.65m x 2.99m)**

uPVC double glazed window to the front. Coved ceiling, radiator and access to loft space.

### **BEDROOM TWO 11' 8" x 10' 0" (3.55m x 3.05m) maximum measurements**

uPVC double glazed window to the rear. Exposed beamed ceiling, radiator and cupboard housing 'Baxi' combination gas boiler.

### **BEDROOM THREE 7' 8" x 7' 0" (2.34m x 2.13m)**

uPVC double glazed window to the front. Radiator and coved ceiling.

### **BATHROOM**

uPVC double glazed bathroom to the rear. Remodelled with a close coupled WC, pedestal wash hand basin with waterfall mixer tap and panelled bath. Full ceramic tiling to walls, gloss grey ceramic tiled floor and towel radiator. Inset spotlighting and coved ceiling.

### **OUTSIDE FRONT**

To the front the garden is part lawned with mature shrubs and a brick paviour driveway gives parking for one vehicle.

### **REAR GARDEN**

The rear garden is enclosed, largely lawned with two block built storage sheds and an external water supply.

### **AGENT'S NOTE**

The Council Tax band for the property is band 'B'.

### **SERVICES**

Mains gas, mains electric, mains water and mains drainage.

### **DIRECTIONS**

From Redruth Railway Station proceed down the hill turning slight right at the first set of traffic lights, at the next set of traffic lights turn left and carry along the road passing Trewirgie School on the right hand side and after passing the right hand turning to Gilly Hill, the property will be identified on the right hand side by our For Sale board. If using What3words:- lasts.longingly.brightly

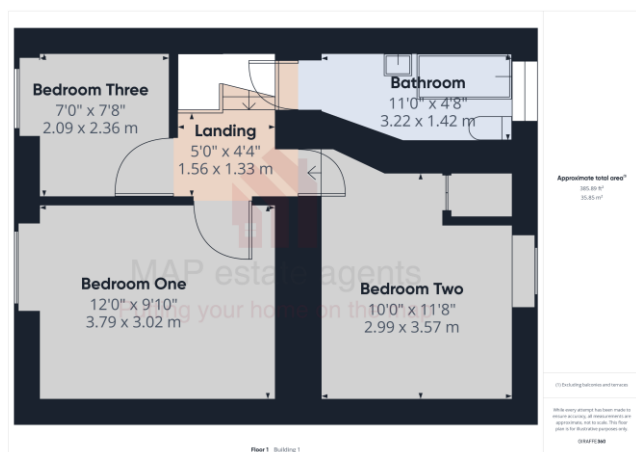
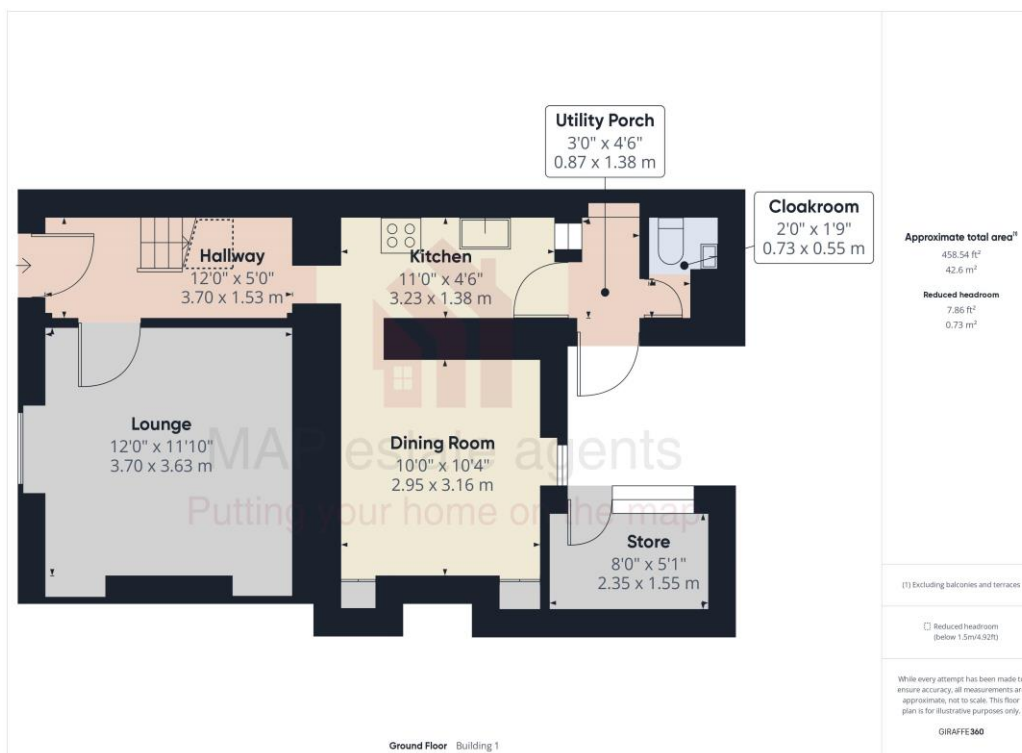


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		



## MAP's top reasons to view this home

- Terraced stone fronted cottage
- Offered for sale chain free
- Three bedrooms
- Lounge
- Dining room
- Newly fitted kitchen
- First floor bathroom
- Modern gas central heating
- uPVC double glazing
- Gardens and parking



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